



VERTICAL  
REAL ESTATE

POSEIDON  
GREEK

GREEK  
BISTRO

SEAFOOD BAR OYSTERS  
GRILLED FISH & CHOPS

Branzino  
Sunday

MIAMI EPIC  
CATERING

RESTAURANT FOR SALE

1131 Washington Ave, Miami Beach, FL 33139



# PROPERTY OVERVIEW

## 1131 Washington Avenue Miami Beach, FL 33139

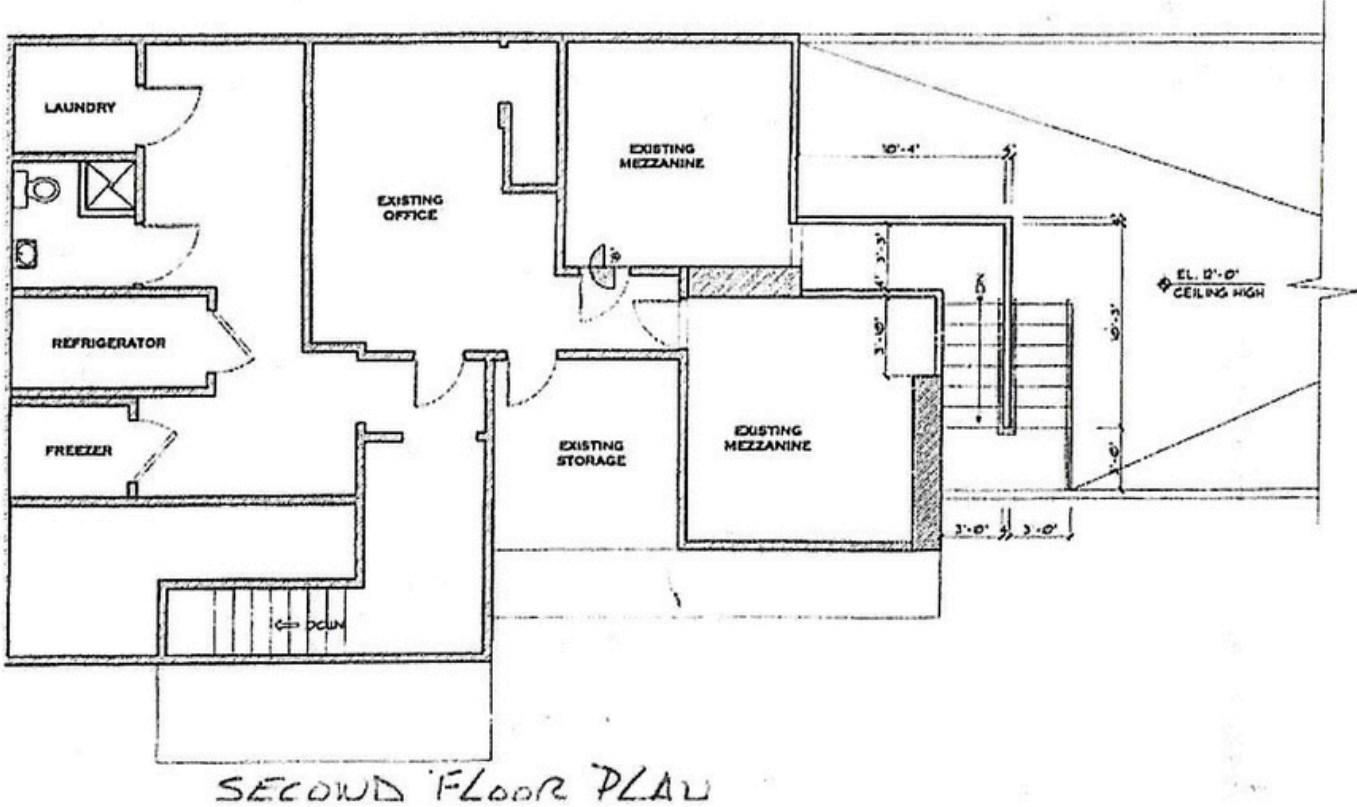
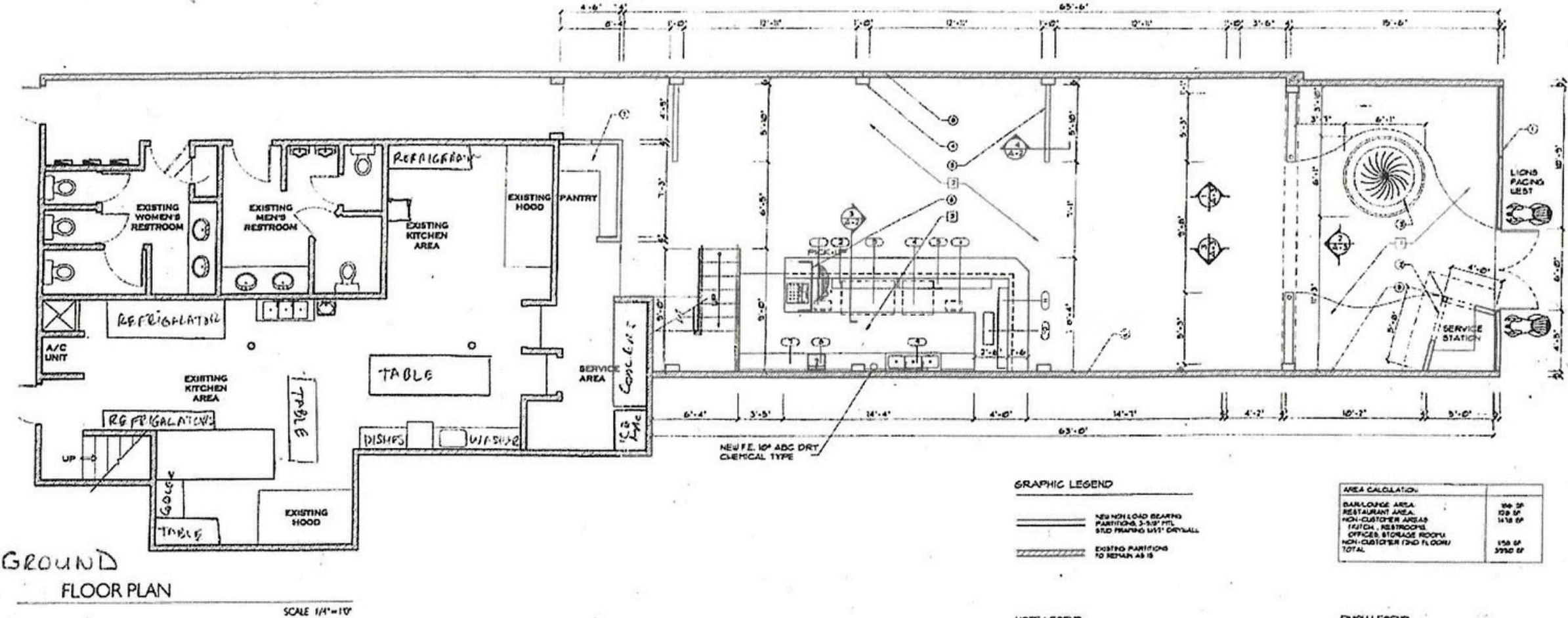
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- Prime second generation restaurant in the heart of South Beach
- Approx. **3,381 SF** on the ground floor plus **1,198 SF** on the second floor, totaling **4,579 SF** plus additional outdoor seating.
- Key money required
- Excellent visibility along Washington Avenue with strong pedestrian and tourist traffic
- Steps from major hotels, nightlife, and national retailers
- Ideal for a seasoned operator or brand seeking a presence in Miami Beach's dining scene





# FLOOR PLAN



**GRAPHIC LEGEND**

	NEW NON-LOAD BEARING PARTITIONS 3'-0" HT. STD. FRAMING 1/2" DRYWALL
	EXISTING PARTITIONS TO REMAIN AS IS

**AREA CALCULATION**

BAR/LOUNGE AREA	100 SF
RESTAURANT AREA	120 SF
NON-CUSTOMER AREAS (KITCHEN, RESTROOMS, OFFICE, STORAGE ROOM)	150 SF
NON-CUSTOMER 2ND FLOOR TOTAL	3750 SF

- NOTE LEGEND**
- 1 EXISTING STORAGE SYSTEM AND DOOR TO REMAIN, NO CHANGE
  - 2 NEW SERVICE STATION KIOSK
  - 3 NEW WATER FOUNTAIN TO BE SELECTED BY OWNER
  - 4 NEW NON-STRUCTURAL DECORATIVE COLUMNS
  - 5 LOW WALL W/TEMPERED SAFETY GLASS FOR DINING AREA. SEE DETAIL XXX
  - 6 NEW DECOR TOPP. GLASS PANEL. SEE COUNTER DETAILS
  - 7 PLASTIC LAMINATED COUNTER TOPS AT 3/4" AFF. W/TH CABINET DOORS AND LIRE PULL HANDLES. PROVIDE PLASTIC LAMINATED INTERIOR AND ADJUSTABLE SHELF.
  - 8 EXISTING 1 HOUR FIRE RATED DIVISING WALL. G.C. SHALL PROTECT FIRE RATED FINISHES AND/OR REPLACE AS REQUIRED TO MAINTAIN FIRE RATING.

- FINISH LEGEND**
- A TILE 1 COLOR ON THIS SET TO BE SELECTED BY OWNER
  - B CARPET 1 COLOR ON THIS SET TO BE SELECTED BY OWNER
  - C TILE 1 COLOR ON THIS SET TO BE SELECTED BY OWNER

**FINISHES NOTE:**  
ALL INTERIOR FINISHES TO BE FIRE RATED

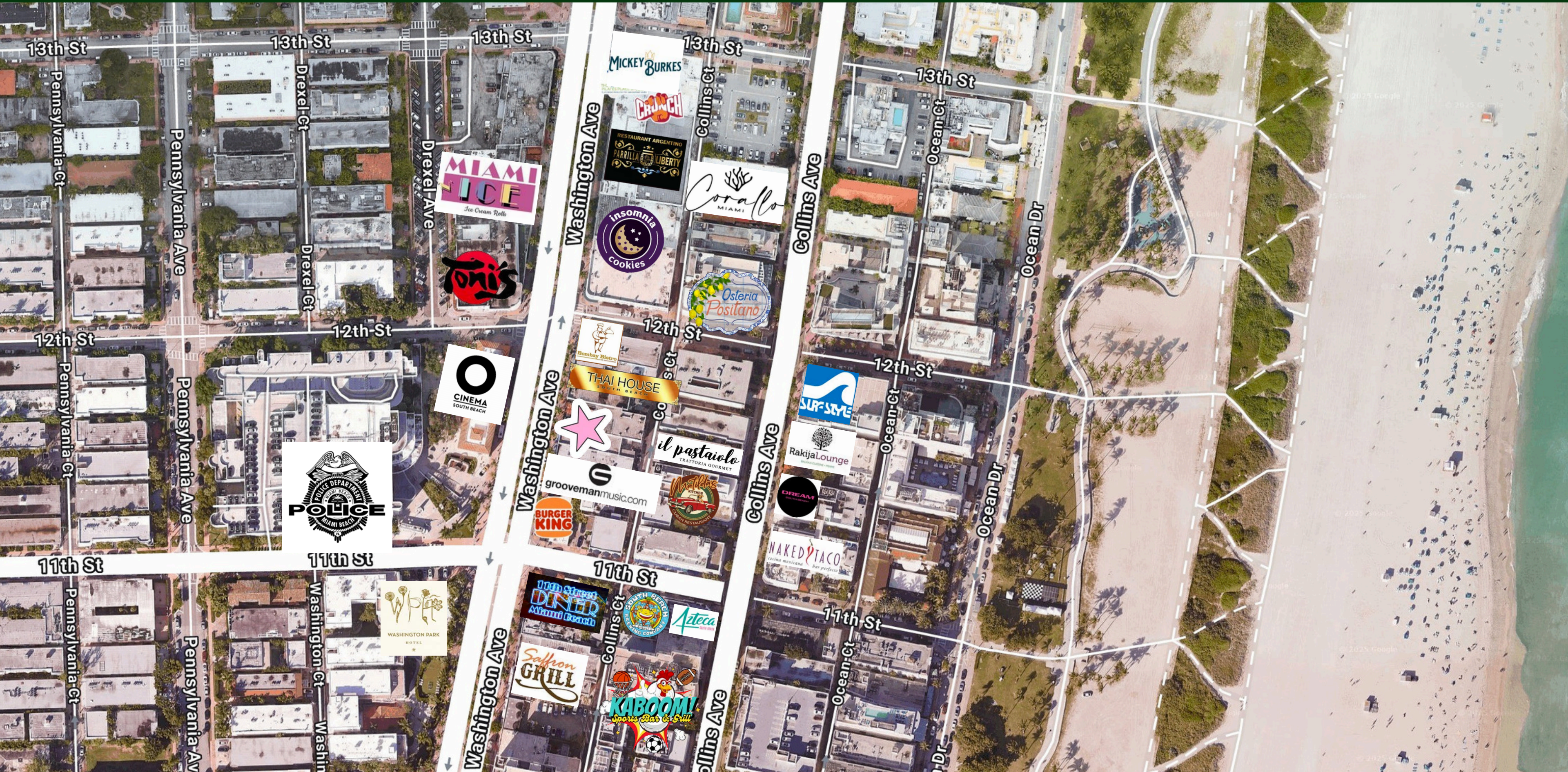


# INTERIOR PHOTOS





# NEIGHBORHOOD







# VERTICAL

REAL ESTATE

**Lyle Stern**

Email: [lyle@verticalremia.com](mailto:lyle@verticalremia.com)

Mobile: 305-785-3863

**Sam Singer**

Email: [sam@verticalremia.com](mailto:sam@verticalremia.com)

Mobile: 786-390-9034